

TREE PROTECTION MEASURES

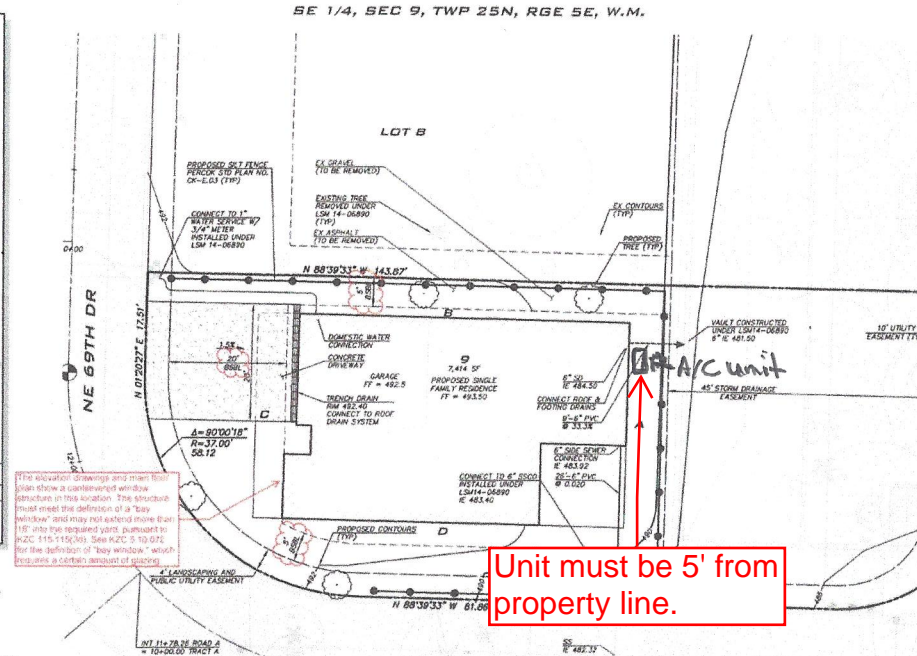
1. TREE PROTECTION FENCES WILL NEED TO BE PLACED AROUND EACH TREE OR GROUP OF TREES TO BE RETAINED.
 - a. TREE PROTECTION FENCES ARE TO BE PLACED ACCORDING TO CITY STANDARD PLAN NO. CC-R-49 AND AS NOTED IN THE TREE INVENTORY/CONDITIONS SPREADSHEET, COLUMN E - LIMITS OF DISTURBANCE (SEE ARBORIST REPORT DATED 1/29/14).
 - b. TREE PROTECTION FENCES MUST BE INSPECTED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION WORK/ACTIVITIES.
 - c. NOTHING MUST BE PARKED OR STORED WITHIN THE TREE PROTECTION FENCES—NO EQUIPMENT, VEHICLES, SOIL, DEBRIS, OR CONSTRUCTION SUPPLIES OF ANY SORTS.
2. CEMENT TRUCKS MUST NOT BE ALLOWED TO DEPOSIT WASTE OR WASH OUT MATERIALS FROM THEIR TRUCKS WITHIN THE TREE PROTECTION FENCES.
3. THE TREE PROTECTION FENCES NEED TO BE CLEARLY MARKED WITH THE FOLLOWING OR SIMILAR TEXT IN FOUR INCH OR LARGER LETTERS:

TREE PROTECTION AREA, ENTRANCE PROHIBITED
TO REPORT VIOLATIONS CONTACT
CITY CODE ENFORCEMENT AT
425-587-3223

4. THE AREA WITHIN THE TREE PROTECTION FENCING MUST BE COVERED WITH WOOD CHIPS, HAY PILES, OR SIMILAR MATERIALS TO A DEPTH OF 8 TO 10 INCHES. THE MATERIALS SHOULD BE PLACED PRIOR TO BEGINNING CONSTRUCTION AND REMAIN UNTIL THE TREE PROTECTION FENCING IS TAKEN DOWN.

5. WHEN EXCAVATION OCCURS NEAR TREES THAT ARE SCHEDULED FOR RETENTION, THE FOLLOWING PROCEDURE MUST BE FOLLOWED TO PROTECT THE LONG TERM SURVIVABILITY OF THE TREE:
 - a. AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST MUST BE WORKING WITH ALL EQUIPMENT OPERATORS.
 - b. THE HOE MUST BE PLACED TO "COMB" THE MATERIAL DIRECTLY AWAY FROM THE TRUNK AS OPPOSED TO CUTTING AROUND THE TRUNK.
 - c. EXCAVATING IS THE GRADUAL EXCAVATION OF THE GROUND COVER PLANTS AND SOIL IN DEPTHS THAT ONLY EXTEND AS DEEP AS THE LIMBS OF THE TREE.
 - d. WHEN ANY ROOTS OF ONE INCH DIAMETER OR GREATER OF THE TREE TO BE RETAINED, IS STRUCK BY THE EQUIPMENT, THE CERTIFIED ARBORIST SHOULD INSTRUCT THE EQUIPMENT OPERATOR TO STOP.
 - e. THE CERTIFIED ARBORIST SHOULD THEN EXCAVATE AROUND THE TREE ROOT BY HAND/SHOVEL AND CLEAR THE TREE ROOT.
 - f. THE CERTIFIED ARBORIST SHOULD THEN INSTRUCT THE EQUIPMENT OPERATOR TO CONTINUE.
6. PLACING UTILITIES UNDER THE ROOT ZONE.
 - a. BORING UNDER THE ROOT SYSTEM OF TREES (AND OTHER VEGETATION) SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. THIS IS TO BE ACCOMPLISHED BY EXCAVATING A LIMITED TRENCH ON ONE SIDE OF THE TREE AND THEN HAND DIGGING OR PUSHING THE PIPE THROUGH THE SOIL UNDER THE TREE. THE CLOSEST PIPE WALLS SHALL BE A MINIMUM OF 2 FEET FROM THE CENTER OF THE TREE AND SHALL BE SUFFICIENT DEPTH TO LAY THE PIPE AT THE GRADE AS SHOWN ON THE PLAN AND PROFILE.
 - b. TUNNELING UNDER THE ROOTS OF TREES TO BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST IN AN OPEN TRENCH BY CAREFULLY EXCAVATING AND HAND DIGGING AROUND AREAS WHERE LATERALS ARE KNOWN TO EXIST. LATERALS OF 1/2 INCH DIAMETER OR LARGER SHALL BE CUT BY THE CONTRACTOR. SHALL VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES TO AVOID CONFLICTS AND MAINTAIN MINIMUM CLEARANCES. ADJUSTMENT SHALL BE MADE TO THE GRADE OF THE NEW UTILITY AS REQUIRED.

7. WATERING.
 - a. THE TREES WILL REQUIRE SIGNIFICANT WATERING THROUGHOUT THE SUMMER AND EARLY FALL IN ORDER TO SURVIVE LONG-TERM. AN EASY AND ECONOMICAL WATERING CAN BE DONE USING SOAKER HOSES PLACED IMMEDIATELY FROM THE TRUNK OF THE TREE AND SPACED AROUND THE TREE. ONE 75-FOOT SOAKER HOSE FOR TREE IS ADEQUATE. IT IS BEST TO PLACE THE SOAKERS USING LANDSCAPE STAPLES (AVAILABLE FROM HO FOLEY IN BELLEVUE FOR FEMMES APPLICABLE) THEN COVER THE AREA WITH TWO TO THREE INCHES COMPOSTED MATERIAL. THE COMPOSTED MATERIAL WILL ACT AS A MEDIUM TO MINIMIZE EVAPORATION AND WILL ALSO STIMULATE THE MICROBIAL ACTIVITY OF THE SOIL WHICH IN TURN BENEFITS THE HEALTH OF THE TREE.
 - b. WATER THE TREE TO A DEPTH OF 18 TO 20 INCHES. IT IS RECOMMENDED LEAVING THE WATER ON THE SOIL SURFACE FOR 2 TO 3 HOURS AND THEN DRIVING DOWN TO DETERMINE HOW DEEP YOUR WATER IS PENETRATING. THEN ADJUST APPROPRIATELY. IT MAY TAKE A GOOD TWO DAYS OF WATERING TO REACH THE PROPER DEPTH.
 - c. ONCE THE WATER REACHES THE PROPER DEPTH, TURN OFF THE HOSES FOR FOUR WEEKS AND THEN WATER AGAIN. WATER WORKS BEST WHEN TEMPERATURES ARE ABOVE 60 DEGREES. WHEN TEMPERATURES EXCEED 80 DEGREES AND 1 FEET DEPTHS WHEN TEMPERATURES EXCEED 90 DEGREES, THIS DRIVING OUT OF THE SOIL IN BETWEEN WATERING IS IMPORTANT TO PREVENT SOIL PATHOGENS FROM ATTACKING THE TREES.



PCD APPROVED SITE PLAN
Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Building Department as a revision to the building permit for review and approval by all departments prior to implementation.

NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI 9AM TO 6PM SAT. NO WORK SUNDAYS & HOLIDAYS (PER KZC SEC. 115.25)
Exceptions must be approved in writing by Planning Official

All mechanical units shall comply with the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, Revised Code of Washington (RCW) 70.107. See Chapter 173-60 Washington Administrative Code (WAC).

Placing Materials is prohibited on any tree, shrub, or other vegetation. No person shall allow any object to be placed on any tree, shrub, or other vegetation.

SITE DATA

SITE AREA: 2,414 SF (0.170 AC)
ADDRESS: 12730 NE 48TH DRIVE (LOT 8)
PARCEL: 1241500012
PROPERTY OWNER: ALEXA LANE, LLC
ZONING: RSD 2.2
SETBACKS: 20' FRONT, 5' SIDE, 10' REAR
MAX. COVERAGE: 3,707 SF (50% OF SITE AREA)
PROPOSED COVERAGE: 1,767 SF
HOUSE: 1,000 SF
PATIO: 203 SF
DRIVEWAY: 152 SF
TOTAL: 2,255 SF (53.0%)

FAR CALCULATIONS

(SUMMARY FOOTAGE TAKEN FROM THE AREA WITHIN THE EXTERIOR WALLS PER KNC 115.42)

PARCEL 9 SQUARE FOOTAGES	AREA	AREA
UPPER	1,293 SF	
LOWER	1,669 SF	
TOTAL	2,962 SF	
	3,312 SF	

NO ATTIC AREAS OVER 5'-0" TALL
NO AREAS WITH 16'-0" TALL CHIMNEY

TREE RETENTION CALCULATIONS:

LOT 8
REQUIRED MIN. DENSITY = 30 CREDITS / (0.170 AC) = 6 CREDITS
PROPOSED DENSITY = 6 CREDITS (6 CREDITS FOR SIX NEW 2" DECIDUOUS TREE - RED MAPLE XCFR PLURIM)

TREE LEGEND

- EXISTING CONFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING OFF-SITE CONFEROUS TREE
- EXISTING OFF-SITE DECIDUOUS TREE
- LIMITS OF DISTURBANCE
- EXISTING DRIVELINE
- PROPOSED CONFEROUS TREE (UNDER LHM PERMIT)
- PROPOSED DECIDUOUS TREE

LOT 9 LAWSIDE BUILDING GRADE ELEVATION

WALL SEGMENT	WALL SEGMENT	EXIST. GRADE
LETTER	LENGTH (FT)	AT ELEVATION
A	15.00	491.72
B	15.00	491.00
C	15.00	491.00
D	15.00	491.00
E	15.00	491.00
F	15.00	491.00
G	15.00	491.00
H	15.00	491.00
I	15.00	491.00
J	15.00	491.00
K	15.00	491.00
L	15.00	491.00
M	15.00	491.00
N	15.00	491.00
O	15.00	491.00
P	15.00	491.00
Q	15.00	491.00
R	15.00	491.00
S	15.00	491.00
T	15.00	491.00
U	15.00	491.00
V	15.00	491.00
W	15.00	491.00
X	15.00	491.00
Y	15.00	491.00
Z	15.00	491.00

AVERAGE BUILDING ELEV. (AUG) 491.83
PROPOSED FINISH FLOOR ELEVATION: 491.50
MAX. BUILDING HEIGHT ON SITE IS 30' 0"
PROPOSED ROOF ELEVATION: 517.70
MAX. ROOF ELEVATION (AUG) 520.83

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LEGAL DESCRIPTION

LOT 8 OF CITY OF KIRKLAND SHORT PLAT SUB14-0170, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 201004000008

VERTICAL DATUM

NAD 83
PROPERTY CORNERS:
P1 FACING REAR E. CAP, VP 0.8; 0.18' E & 0.41' N
SITE BM ELEV. 487.59

BENCH MARK

1. INSTALL TEMP CONSTRUCTION ENTRANCE AT DRIVEWAY PER CC-E-01
2. FRONTAGE IMPROVEMENTS SHOWN TO BE CONSTRUCTED UNDER LHM 14-08899
3. STORMWATER REQUIREMENT: AMENDED SOILS REQUIRED FOR ENTIRE SITE, PER ECOLOGY BMP TS-13

NOTES

1. INSTALL TEMP CONSTRUCTION ENTRANCE AT DRIVEWAY PER CC-E-01
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3. STORMWATER REQUIREMENT: AMENDED SOILS REQUIRED FOR ENTIRE SITE, PER ECOLOGY BMP TS-13

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING BEFORE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATION, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND OBTAIN FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

SITE PLAN - LOT 8

ALEXA LANE

PARCEL # 1241500012

CITY OF KIRKLAND

JOB NUMBER: 14-197

STREET NAME: SP-01

SHEET 1 OF 1